TABLE OF INDICES TO VOLUME XIV

AUTHOR INDEX

Averback, Jonathan C.	Comparing the Old and the New Pollution Exclusion Clauses in General Liability Insurance Policies: New Language–Same Results?	601
Caron, Gerard A.	SEC Disclosure Requirements for Contingent Environmental Liability	729
Colton, Roger D., Uehling, Kathleen, Sheehan, Michael F.	Seven-Cum-Eleven: Rolling the Toxic Dice in the U.S. Supreme Court	345
Fitzgerald, Edward A.	*Exxon v. Fisher*: Thresher Sharks Protect the Coastal Zone	561
Gallogly, Richard J.	Opening the Door for Boston's Poor: Will "Linkage" Survive Judicial Review?	447
Glass, Elizabeth Ann	The Modern Snake in the Grass: An Examination of Real Estate & Commercial Liability Under Superfund & SARA and Suggested Guidelines for the Practitioner	381
Hiley, Raymond D.	Involuntary Sale Damages in Permanent Nuisance Cases: A Bigger Bang from *Boomer*	61
Hippler, Thomas A.	Reexamining 100 Years of Supreme Court Regulatory Taking Doctrine: The Principles	

	of "Noxious Use," "Average Reciprocity of Advantage," and "Bundle of Rights" from *Mugler* to *Keystone Bituminous Coal* ...	653
Jones, Douglas N. and Tybout, Richard A.	Environmental Regulation and Electric Utility Regulation: Compatibility and Conflict	31
Jordan, Scott J.	Awarding Attorney's Fees to Environmental Plaintiffs Under a Private Attorney General Theory	287
Liepmann, Karen L.	Confidentiality in Environmental Mediation: Should Third Parties Have Access to the Process?	93
McCullough, Robert L.	Historic Preservation and Land Use Control at the State Level—Vermont's Act 250	1
Orsi, Robert	Emergency Exceptions from NEPA: Who Should Decide?	481
Ott, Brian Richard	Indian Fishing Rights in the Pacific Northwest: The Need for Federal Intervention	313
Rocchio, David M.	The Price-Anderson Act: Allocation of the Extraordinary Risk of Nuclear Generated Electricity: A Model Punitive Damage Provision	521
Sherman, RuthAnn	Chemical Warfare Agent Research Regulation: The Conflict Between Federal and Local Control	131
Williams, Alan C.	A Study of Hazardous Waste Minimization in Europe: Public and Private Strategies to Reduce Production of Hazardous Waste	165
Zimmerman, James Michael	Baldridge/Murazumi Agreement: The Supreme Court Gives Credence to an Aberration in *American Cetacean Society III*	257

STATUTES

Anadromous Fish Conservation Act, 16 U.S.C. §§ 757a–757g (1982 & Supp. III 1985) 567

Atomic Energy Act, 42 U.S.C. §§ 2011–2284 (1982 & Supp. III 1985) 522, 525, 527–28, 531–32, 537, 543–45, 549, 551

Atomic Energy Act 1946, Pub. L. No. 79-585, ch. 724, 60 Stat. 755 (current version codified at 42 U.S.C. §§ 2011–2296 (1982)) 531–32

Attorneys' Fees Awards Act, 42 U.S.C. § 1988 (1982) 305, 307

Bankruptcy Reform Act of 1978, Pub. L. No. 95-598, 92 Stat. 2549 (1978) (amended 1984) (codified at 11 U.S.C. §§ 101–1501 and in scattered sections of 28 U.S.C.) (1982 & Supp. III 1985) 349, 357–58, 367–70, 372–73
chapter 7 liquidation 349–51, 358, 359
chapter 11 reorganization 351, 366, 369, 374

Boston Zoning Code, art. 26 448, 454–55, 472, 477

Boston Zoning Enabling Act 457, 459–61, 465, 478–80

California Code of Civil Procedure §§ 1021–1021.5 309–10

California Health and Safety Code § 25175 (West 1984) 244

Chemical and Biological Warfare Program Statute, 50 U.S.C. §§ 1511–1521 (1982 & Supp. III 1985) 152–54

Civil Rights Attorneys' Fees Act of 1976 288, 302, 307

Clean Air Act, 42 U.S.C. §§ 7401–7626 (1982) 35, 291, 305, 374–75, 570, 730, 755

Coastal Zone Management Act of 1972 (CZMA), 16 U.S.C. §§ 1451–1464 (1982 & Supp. III 1985) 561, 564, 566, 569

Commercial Fisheries Research & Development Act, 16 U.S.C. §§ 779–779(f) (1982) 567

Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or Superfund), 42 U.S.C. §§ 9601–9657 (1982 & Supp. III 1985) 103, 168, 226, 241, 348–49, 368, 374, 383–90, 391–98, 402–13, 415–17, 424, 426, 436, 441, 443, 730, 745

Contract Clause 723–26

Convention for the Regulation of Whaling, Sept. 24, 1931, 49 Stat.

3079, T.I.A.S. No. 880, 155 U.N.T.S. 349 263
Convention on International Trade in Endangerment of Wild Fauna and Flora (CITES), Mar. 3, 1973, Multilateral, T.I.A.S. No. 8249, *reprinted in* 12 Int. Legal Mat. 1085 (1973) 268, 274–75, 282
Department of Defense Authorization Act of 1986, Pub. L. No. 99-145, 99 Stat. 583 (1986) 132, 138
Dutch Law
Chemical Waste Act of 1976 178–79, 195
Soil Rehabilitation Law of December 29, 1982 179, 233
Economic Recovery Tax Act of 1981, Pub. L. No. 97-34, § 201, 95 Stat. 203 (1981) 51, 54
Economic Stabilization Act of 1970, Pub. L. No. 92-210, 85 Stat. 743 (1971) 497
Emergency Petroleum Allocation Act of 1973, 15 U.S.C. § 753(a) (1982) 498
Emergency Price Allocation Act of 1973, 15 U.S.C. § 751 (1982) 517
Endangered Species Act, 16 U.S.C. §§ 1531–1543 (1982) 564
Endangered Species Conservation Act of 1969, Pub. L. No. 91-135, § 3(a), 83 Stat. 275 (1969) (amending the Endangered Species Preservation Act of 1966, Pub. L. No. 86-669, § 1, 80 Stat. 926 (1966)) (repealed 1973) 267
English Law
Control of Pollution Act of 1974 181
U.K. Council Regulation No. 1872/84 216
Federal Disaster Assistance Act, 42 U.S.C. § 5121 (1982) 507–08, 510
Federal Rule of Evidence 408 109–10
Federal Water Pollution Control Act, 33 U.S.C. § 1251 (1982) 570, 730, 755
French Law
Direction Régionale de l'Industrie et de la Recherche, Des Hommes Au Service de l'Industrie 187
Environmental Impact Study Law of July l0, 1976 (Act No. 76-629) 174
Framework Law on Waste Management (adopted July 15, 1975)–Law 75-633 concerning the elimination of wastes and recovery of materials, J.O. 7279-81 (Framework Law) 172–74, 197, 199, 227–28, 231
Installations Classées 188
Law on Registered Installations–Law 76-663 of July 19, 1976, Concerning Installations Classified for the

Protection of the Environment, J.O. 4320-23 172, 174, 187, 228
Ministry of the Environment Order of January 4, 1985–Bordereau System (hazardous waste) 174
Ministry of the Environment, Annexe to the Ministerial Order of September 26, 1985 188
Nature Protection Law–Law 76-629 of July 13, 1976, J.O. 4203-06 173, 188
German Law
Dumping at Sea Act 176–77, 190–92, 203, 208
Federal Emission Control Act of March 15, 1974 177, 191–94, 203, 208
Waste Act 177, 196–97
Waste Act–Fourth Amendment 197–99, 232
Waste Avoidance and Disposal Act 177
Waste Disposal Act 177
Waste Disposal Act–Third Amendment 222
Waste Management Act of 1964 229
Hazardous and Solid Waste Amendments of 1984 (to RCRA), Pub. L. No. 98-616, 98 Stat. 3221 (1984) 168
Internal Revenue Code, §§ 38, 46–48, 103, 169, 291 (1982 & Supp. 1985) 50, 51, 52
International Convention for the Regulation of Whaling, *opened for signature* Dec. 2, 1946, 62 Stat. 1716, T.I.A.S. No. 1849, 161 U.N.T.S. 361 257, 264, 268, 271–80, 283
International Whaling Moratorium, S.J. Res. 115, 92d Cong., 1st Sess., 117 Cong. Rec. 22668 (1971); H. Con. Res. 387, 92d Cong., 1st Sess., 117 Cong. Rec. 38537 (1971) 259
Interstate Land Sales Disclosure Act, 15 U.S.C. §§ 1701–1720 (1982) 496
Kohler Act, P.L. 1198 (May 27, 1921) 680, 687, 709
Marine Mammal Protection Act of 1972, Pub. L. No. 95-522, § 107, 86 Stat. 1027 (1977) (codified at 16 U.S.C. §§ 1361–1407 (1982)) 267–68
Marine Sanctuaries Act, 16 U.S.C. §§ 1431–1433 (1982 & Supp. III 1985) 564
Massachusetts Constitution 457
Massachusetts Zoning Act, Mass. Gen. Laws Ann. ch. 40A (West 1979 & Supp. 1986) 459–60
Minn. Laws 1986 ch. 455 §§ 82, 88; Act of March 25, 1986, ch. 455, §§ 82, 88; 3 Minn, Leg. Serv. 365, 436, 441 (West. 1986) (codified as Minn. Stat. §§ 549.191, 549.23) 225
Minn. Stat. § 116D.04 and Minn. Rules 4410.4300 and 4410.4400 243
National Environmental Policy Act of 1969, 42

U.S.C. § 4321 (1982) 302, 306
"Action-forcing" provision § 102(2)(c) 482–83, 491, 564, 733
Emergency provision, 40 C.F.R. § 1506.11 483–85, 499, 501–03, 506–07, 510, 512–14
National Sea Grant, 33 U.S.C. §§ 1121–1181 (1982) 567
Outer Continental Shelf Lands Act (OCSLA), 43 U.S.C. §§ 1331–1356, 1801–1866 (1982 & Supp. III 1985) 564, 567, 592
Packwood-Magnuson Amendment, Pub. L. No. 96-61, 93 Stat. 407 (1979) (codified at 16 U.S.C. § 1821(c)(2) (1982)) 259–60, 272–85
Pelly Amendment, Pub. L. No. 92-219, 85 Stat. 786 (1971) (codified at 22 U.S.C. 1978 (1982)) 259–60, 272–75, 280–84
Price-Anderson Act, 42 U.S.C. §§ 2012, 2014, 2039, 2073, 2210, 2232, 2239 (1982) 523, 524–27, 530–31, 535–44, 549–50, 553–59
Proposition 2 1/2, Mass. Gen. Laws Ann. ch. 59, § 212C (West Supp. 1986) 450, 457, 474–75, 478
Resource Conservation and Recovery Act (RCRA), 42 U.S.C. §§ 6901–6962 (1982 & Supp. 1985) 167, 243, 244, 347–48, 374, 382, 387
Securities Act of 1933, 15 U.S.C. §§ 77a–77aa (1982) 729, 750–51
Securities Exchange Act of 1934, 15 U.S.C. §§ 78a–78kk (1982) 729
Service, Supply, and Procurement Statute, 10 U.S.C. §§ 2301–2400 (1982) 152–54
Single European Act 183
Submerged Lands Act (SLA), 43 U.S.C. §§ 1301–1315 (1982) 564
Superfund Amendments & Reauthorization Act of 1986 (SARA), Pub. L. No. 99-499, 1986 U.S. Code Cong. and Admin. News (100 Stat. 1613)(see also Comprehensive Environmental Response, Compensation and Liability Act) 168, 386, 425–26, 432, 440–44
Tax Reform Act of 1986, Pub. L. No. 99-514 § 1301 50, 51
Toxic Substances Control Act, 15 U.S.C. §§ 2601–2629 (1982) 152, 154–57, 161–62, 730
U.S. Constitution 457, 658, 680
U.S. Constitution, amend. I 700
U.S. Constitution, amend. V 653, 660, 665, 670, 699, 705
U.S. Constitution, amend XI 362

U.S. Constitution, amend. XIV, Due Process Clause 659, 660, 662, 664, 665, 705
Vermont Historic Preservation Act, Vt. Stat. Ann. tit. 22 §§ 701–791 (1978 & Supp. 1986) 1, 12, 14, 16
Vermont Land Use and Development Law, Vt. Stat. Ann. tit. 10 §§ 6001–6092 (1984 & Supp. 1986) 1–29
Vt. Stat. Ann. tit. 24 §§ 4301–4494 (1975 & Supp. 1986) 1
Water Pollution Control Amendments of 1972, 33 U.S.C. §§ 1251–1376 (1982) 35

MAJOR CASES

A-1 Sandblasting and Steamcleaning Co. v. Baiden, 53 Or. App. 890, 632 P.2d 1377 (1981), *aff'd*, 293 Or. 17, 643 P.2d 1260 (1982) 646
Adler v. Adams, No. 673-73C2 (W.D. Wash. 1979) 97, 111–20
Agins v. City of Tiburon, 447 U.S. 255 (1980) 701–02
Alyeska Pipeline v. Wilderness Society, 421 U.S. 240 (1975) 289–90, 297–303
American Cetacean Soc'y v. Baldridge [*sic*], 604 F. Supp. 1398 (D.D.C. 1985), 768 F.2d 426 (D.C. Cir. 1985)[hereinafter American Cetacean Society II] 260–61
American States Insurance Co. v. Maryland Casualty Co., 587 F. Supp. 1549, 1553–54 (E.D. Mich. 1984) 629–30
Andrus v. Allard, 444 U.S. 51 (1971) 698–700
Arthur D. Little, Inc. v. Commissioner of Health and Hospitals of Cambridge, 395 Mass. 535, 481 N.E.2d 441 (1985) 132–33, 146–50, 153, 160
Ayres v. City Council of Los Angeles, 34 Cal. 2d 31, 207 P.2d 1 (1949) 464
Baker v. F & F Investment, 470 F.2d 788 (2d Cir. 1972), *cert. denied*, 411 U.S. 966 (1973) 122–23
Block v. Hirsh, 256 U.S. 135 (1921) 670–73, 683, 685, 687, 690, 703, 725
Blue Chip Stamps v. Manor Drug Stores, 421 U.S. 723 (1975) 750
Board of Appeals of Hanover v. Housing Appeals Committee, 363 Mass. 339, 294 N.E.2d 393 (1973) 460

Boomer v. Atlantic Cement Co., 72 Misc.2d 834, 340 N.Y.S.2d 97 (N.Y. Sup. Ct. 1972), *enforcing* 26 N.Y.2d 219, 309 N.Y.S.2d 312, 257 N.E.2d 870 (N.Y. Ct. App. 1970), *rev'g* 30 A.D.2d 480, 294 N.Y.S.2d 452 (N.Y. App. Div. 1968), *aff'g* 55 Misc. 2d 1023, 287 N.Y.S.2d 112 (N.Y.Sup. Ct. 1967), *aff'd sub nom Kinley v. Atlantic Cement Co.*, 42 A.D.2d 496, 349 N.Y.S.2d 199 (N.Y. App. Div. 1973) 73, 88

Buckeye Union Mutual Insurance Co. v. Liberty Solvents and Chemicals Co., 17 Ohio App. 3d 127, 477 N.E.2d 1227 (1984) 631

Cadillac Fairview/ California, Inc. v. Dow Chemical Co., 21 Env't Rep. Cas. (BNA) 1108 (C.D. Cal. 1984) 425

California v. Watt, 683 F.2d 1253 (9th Cir. 1982) 591

C.H. Heist Caribe Corp. v. American Home Assurance Co., 640 F.2d 479 (3d Cir. 1981) 646

City of New York v. Exxon Corp., 633 F. Supp. 609 (S.D.N.Y. 1986) 401

Cohen v. Price Commission, 337 F. Supp. 1236 (S.D.N.Y. 1972) 497

Colon v. Carter, 507 F. Supp. 1026 (D.P.R. 1980) 507–08, 510

Committee to Save Bishop's House v. Medical Ctr. Hospital, 137 Vt. 142, 400 A.2d 1015 (1979) 4–7, 12, 14, 15, 21–22

Commonwealth of Virginia v. Virginia Elec. & Power Co., 89 Pub. Util. Rep. 3d (PUR) 395 (1971) 39

Conservation Law Foundation v. Watt, 560 F. Supp. 561 (D. Mass. 1983), *aff'd on other grounds*, 716 F.2d 946 (1st Cir. 1983) 589

Cooper v. Randall, 61 Eng. Rep. 303 (1851) 66

Crosby v. Young, 512 F. Supp. 1363 (E.D. Mich. 1981) 484–90, 498–99, 501–02, 505, 508–09, 512–15

Curtin v. Benson, 222 U.S. 78 (1911) 669–70, 710

Department of Game of Washington v. Puyallup Tribe, 414 U.S. 44 (1973) 335

Dobbins v. Los Angeles, 195 U.S. 223 (1904) 663, 666

Duke Power Co. v. Carolina Envtl. Study Group, Inc., 438 U.S. 59 (1978) 542, 543–44, 553

Easton v. Shrassburger, 152 Cal. App. 3d 90, 199 Cal. Rptr. 383 (1984) 427

Edelman v. Jordan, 415 U.S. 651 (1973) 363–64, 365

Emerson College v. Boston, 391 Mass. 415, 462

N.E.2d 1098 (1984) 475–78
Euclid v. Ambler Realty Co., 272 U.S. 365 (1926) 656, 687–93
Ex Parte Young, 415 U.S. 651 (1974) 362
Exxon Corp. v. Fischer, No. 84-2362 (D. Cal. Oct 9, 1985), *rev'd*, 807 F.2d 842 (9th Cir. 1986) 562, 568, 592, 599
Fallbrook Irrigation District v. Bradley, 164 U.S. 112 (1896) 674
Financial Industrial Fund, Inc. v. McDonnell Douglas Corp., 474 F.2d 514 (10th Cir.), *cert denied*, 414 U.S. 874 (1973) 750
Fireman's Fund Insurance Company v. Santoro, 376 F.2d 157 (1st Cir. 1967) 292
Fisher v. District Court, 424 U.S. 382 (1975) 323
Flint Ridge Development Co. v. Scenic River Association of Oklahoma, 426 U.S. 776 (1976) 495–96
Flynn v. City of Cambridge, 383 Mass. 152, 418 N.E.2d 335 (1981) 473
Grand River Lime Co. v. Ohio Casualty Insurance Co., 32 Ohio App. 2d 178, 289 N.E.2d 360 (1972) 608
Grazing Fields Farm v. Goldschmidt, 626 F.2d 1068 (1st Cir. 1980) 492–93
Grossman v. Waste Management, Inc., New Ct. Decisions. [1983–1984 Transfer Binder] Fed. Sec. L. Rep. (CCH) ¶ 99,598 (Oct. 26, 1983) 757, 761
Gulf Oil Corp. v. Simon, 502 F.2d 1154 (Temp. Emer. Ct. App. 1974) 498
Hadacheck v. Sebastian, 239 U.S. 394 (1915) 664–65
Hall v. Cole, 412 U.S. 1 (1973) 288, 292, 294, 298, 300, 306
Harrisonville v. Dickey Clay Mfg. Co., 289 U.S. 334 (1932) 70
Hawaii Housing Authority v. Midkiff, 467 U.S. 229 (1984) 466
Idaho v. Bunker Hill Co., 635 F. Supp 665 (D. Idaho 1986) 400
In Re Agency of Admin., 141 Vt. 68, 444 A.2d 1349 (1982) 8, 9, 15, 21–22
In Re George F. Adams Co., 134 Vt. 172, 353 A.2d 576 (1976) 20
In Re Preseault, 130 Vt. 343, 292 A.2d 832 (1972) 19
In Re Wildlife Wonderland, Inc., 133 Vt. 507, 346 A.2d 645 (1975) 20–21
In the Matter of Occidental Petroleum Corp., Exchange Act Release No. 16,950, [1980 Transfer Binder] Fed. Sec. L. Rep. (CCH) ¶ 82,622 (July 2, 1980) 756
Jackman v. Rosenbaum Co., 260 U.S. 22 (1922) 673, 677–78

Jacksonville, Tampa and Key West Ry. Co. v. Lockwood, 33 Fla. 573, 15 So. 327 (1894) 65
Japan Whaling Association v. American Cetacean Soc'y, ___ U.S. ___, 106 S. Ct. 2860 (1986) 261, 272, 276
Jordan v. Village of Menomee Falls, 28 Wis. 2d 608, 137 N.W.2d 442 (1965) 468
Kaiser Aetna v. United States, 444 U.S. 164 (1979) 700
Kalaydijian v. City of Los Angeles, 149 Cal. App. 3d 690, 197 Cal. Rptr. 149 (1983) 464
Kean v. Watt, No. 82-2420 (D.N.J. Sept. 7, 1982) *vacated as moot*, No. 82-5679 (3d Cir. 1984) 588
Keystone Bituminous Coal Assn. v. DeBenedictis, 107 S.Ct. 1232 (1987) 654, 655, 656, 704–20
Kornoff v. Kingsburg Cotton Oil Co., 45 Cal. 2d 265, 288 P.2d 507 (1955) 85
Lampton v. Pinaire, 610 S.W.2d 915 (Ky. Ct. App. 1980) 468
Land/Vest Properties, Inc. v. Town of Plainfield, 117 N.H. 817, 379 A.2d 200 (1977) 469–70
Lansco Inc. v. Department of Environmental Protection, 138 N.J. Super. 275, 350 A.2d 520 (Ch. Div. 1975), *aff'd* 145 N.J. Super. 433, 368 A.2d 363 (App. Div. 1976), *cert denied*, 73 N.J. 57, 372 A.2d 322 (1977) 621
Lawton v. Steele, 152 U.S. 133 (1894) 661–63
Lee v. Southern Home Sites Corp., 444 F.2d 143 (5th Cir. 1971) 296, 301–03
Loretto v. Teleprompter Manhattan CATV, 458 U.S. 419 (1982) 702–04
City of Los Angeles v. Los Angeles Gas Corp., 251 U.S. 32 (1919) 669–70
Lovequist v. Town of Dennis Conservation Commission, 379 Mass. 7, 393 N.E.2d 858 (1979) 472
Maison v. Confederated Tribes, 314 F.2d 169 (9th Cir. 1963) 333
Makah Tribe v. Schoettler, 192 F.2d 224 (9th Cir. 1951) 332
Manchester Band of Pomo Indians v. United States, 363 F. Supp. 1238 (N.D. Cal. 1973) 319
Middlesex & Boston St. Ry. Co. v. Board of Alderman of Newton, 371 Mass. 849, 359 N.E.2d 1279 (1977) 464, 474
Midlantic National Bank v. New Jersey Department of Environmental Protection, 54 U.S.L.W. 4138 (January 28, 1986) 347, 351–52, 369–73, 378–79

Miller v. Schoene, 276 U.S. 272 (1928) 691–93
Mills v. Electric Auto-Lite, 396 U.S. 375 (1970) 294, 300
Minnesota Public Interest Research Group v. Butz, 498 F.2d 1314 (8th Cir. 1974) 493–94
Missouri v. Hollard, 252 U.S. 516 (1920) 327
Missouri v. Independent Petrochemical Corp., 22 Env't Rep. Cas. (BNA) 1167 (E.D. Mo. 1985) 409
Molton, Allen and Williams, Inc. v. St. Paul Fire and Marine Insurance Co., 347 So.2d 95, (Ala. 1977) 643
Mugler v. Kansas, 123 U.S. 623 (1887) 660, 661, 663
National Audubon Soc'y v. Hester, 801 F.2d 405 (D.C. Cir. 1986) 505–06
National Cable Television v. United States, 415 U.S. 336 (1974) 475
Natural Resources Defense Council v. Securities & Exch. Comm'n, 389 F. Supp. 689 (D.D.C. 1974) 734, 739, 759
New York v. Shore Realty Corp., 759 F.2d 1032 (2d Cir. 1985) 329, 394, 404
New York ex. rel. Kennedy v. Becker, 241 U.S. 556 (1916) 320
Newman v. Piggie Park Enterprises, Inc., 390 U.S. 400 (1968) 295–96
Noble State Bank v. Haskell, 219 U.S. 104 (1911) 675–76, 678
Northcross v. Board of Education of Memphis City Schools, 412 U.S. 427 (1973) 296
Northern Indiana Pub. Serv. Co. v. Vesey, 210 Ind. 338, 200 N.E. 620 (1936) 75
Nunn v. Chemical Management, Inc., 22 Env't Rep. Cas. (BNA) 1763 (D. Kan. 1985) 423
Ohio v. Kovacs, 469 U.S. 274 (1985) 346, 351–54, 356–62, 365–68, 373, 378–79
Opinion of the Justices to the House of Representatives, 368 Mass. 857, 333 N.E.2d 414 (1975) 466
Orange Cty. Air Pollution Control Dist. v. California Pub. Util. Comm'n, 90 Pub. Util. Rep. 3d (PUR) 389 (1971) 38
Pacific Gas & Elec. Co. v. State Energy Resources Conservation & Development Comm'n, 461 U.S. 190 (1983) 144–45, 531, 542, 544–48, 551–53
Penn Central Transportation Co. v. New York City, 438 U.S. 104 (1978) 473, 654–55, 693–98, 705, 709
Penn Terra v. Pennsylvania Dep't of Environmental

Resources, 733 F.2d 267 (3d Cir. 1984) 358–62, 365
Pennsylvania Coal v. Mahon, 260 U.S.393 (1922) 655–56, 658, 671, 673, 676, 680–93, 695
Pennsylvania Pub. Util. Comm'n v. Philadelphia Elec. Co., 91 Pub. Util. Rep. 3d (PUR) 321 (1971) 39
Pioneer Trust and Savings Bank v. Village of Mount Prospect, 22 Ill. 2d 375, 176 N.E.2d 799 (1961) 468–69
Plymouth Coal v. Pennsylvania, 232 Pa. 141 (1911), *aff'd*, 232 U.S. 531 (1914) 676–78, 682
Porter v. Warner Holding Co., 328 U.S. 395 (1946) 299, 300
Powell v. Pennsylvania, 127 U.S. 678 (1888) 661, 663
Pruneyard Shopping Center v. Robbins, 447 U.S. 74 (1980) 700–01
Pumpelly v. Green Bay Co., 80 U.S. 166 (1871) 667–68
Puyallup Tribe v. Dept. of Game of Washington, 391 F.2d 392 (9th Cir. 1968) 333–34
Pyramid Lake Paiute Tribe v. Morton, 354 F. Supp. 252 (D.D.C. 1973) 319
Re Southern California Edison, 86 Pub. Util. Rep. 3d (PUR) 482 (1970) 38
Reed v. Health and Human Services, 744 F.2d 1270 (4th Cir. 1985) 364
Reinman v. Little Rock, 237 U.S. 171 (1915) 664–65
Reliance Insurance Co. v. Martin, 126 Ill. App. 3d 94, 467 N.E.2d 287 (1984) 622
Rice v. Santa Fe Elevator Corp., 331 U.S. 218 (1947) 140
Richards v. Washington Terminal Co., 233 U.S. 546 (1914) 667–68
Rolax v. Atlantic Coastline R.R. Co., 186 F.2d 473 (4th Cir. 1951) 292, 293
Secretary of Interior v. California, 464 U.S. 312 (1984) 588, 599
Securities & Exch. Comm'n v. Mize, 615 F.2d 1046 (5th Cir. 1980) 761
Securities & Exch. Comm'n v. Texas Gulf Sulphur Co., 401 F.2d 849 761–62
Serrano v. Priest, 20 Cal. 3d 25, 569 P.2d 1303 (1977) 288, 290, 295, 309, 310
Shelley v. Ozark Pipeline Corp., 327 Mo. 238, 37 S.W.2d 518 (1931) 70
Silkwood v. Kerr-McGee Corp., 464 U.S. 238 (1984) 144–45, 542, 544, 547–51, 553–54, 556–57
Sohappy v. Smith, 302 F. Supp. 899 (D. Ore. 1969) 334
Southview Co-operative Housing Corp. v. Rent Control Board of Cambridge, 396 Mass. 395, 486 N.E.2d 700 (1985) 475–76

Sprague v. Ticonic National Bank, 307 U.S. 161 (1939) 293, 298
State v. Arthur, 74 Idaho 251, 261 P.2d 135 (1953) 332
State Department of Environmental Protection v. Ventron Corp., 94 N.J. 473, 468 A.2d 150 (1983) 407
Sylvania Elec. Products, Inc. v. City of Newton, 344 Mass. 428, 183 N.E.2d 118 (1962) 462–63
Town of Troy v. Cheshire Ry. Co., 23 N.H. 83 (1851) 67
Trustees v. Greenough, 105 U.S. 527 (1881) 293, 303
Tulee v. Washington, 315 U.S. 681 (1942) 331, 333
Union Electric Company v. United States Enviromental Protection Agency, 427 U.S. 246 (1976) 375
United States v. Carolawn, 21 Env't Rep. Cas. (BNA) 2124 (D.S.C. 1984) 424
United States v. Conservation Chem. Co., 628 F. Supp. 391 (W.D. Mo. 1985) 403
United States v. Maryland Bank and Trust Co., 632 F. Supp. 573 (D. Md. 1986) 393, 417–20
United States v. Mirabile, 15 Envt'l L. Rep. (Envtl. L. Inst.) 20,994 (E.D. Pa. 1985) 414–17, 419–20
United States v. Monolo, 605 F. Supp. 898 (D.N.H. 1984) 403
United States v. Northeastern Pharmaceutical & Chem. Co., Inc., 579 F. Supp. 823 (W.D. Mo. 1984) 396, 402
United States v. Proce, 523 F. Supp. 1055 (D.N.J. 1981), *aff'd*, 688 F.2d 204 (3d Cir. 1982) 393, 406–07
United States v. Reilly Tar & Chemical Corp., 456 F. Supp. 1100 (D. Minn. 1982) 422
United States v. South Carolina Recycling and Disposal, Inc., 14 Envt'l. L. Rep. (Envt'l L. Inst.) 20,895 (D.S.C. 1984) 411
United States v. Nixon, 418 U.S. 683 (1974) 95, 105, 121
United States v. Washington, 384 F. Supp. 312 (W.D. Wash. 1974) 335–37
United States v. Winans, 198 U.S. 371 (1905) 324, 331
Village of Euclid v. Ambler Realty Co., 272 U.S. 365 (1926) 465
Volkswagen Werk Atkiengesellschaft v. Beech Aircraft Corp., 751 F.2d 117 (2d Cir. 1984) 401
Ward v. Racehorse, 163 U.S. 504 (1896) 330
Washington v. Washington Commercial Passenger Fishing Vessel Ass'n., 443 U.S. 658 (1979) 313–15, 336, 339

Whener v. Syntex Corp., 24 Env't Rep. (BNA) 1160 (N.D. Cal. 1986) 399
Weinberger v. Romero-Barcelo, 456 U.S. 305 (1982) 290, 300, 301, 308
White v. Califano, 581 F.2d 697 (8th Cir. 1978) 320
Wood v. Stucliffe, 61 Eng. Rep. 303 (1851) 66
Worcester v. Georgia, 31 U.S. (6 Pet.) 515 (1832) 321
Wright v. City of Richmond, 146 Va. 835 (1926) 72
Wurts v. Hoagland, 114 U.S. 606 (1885) 673–74

TOPICAL INDEX

Abandoned Hazardous Waste Sites 381
Love Canal 383
Aboriginal Title 323–24
Accelerated Cost Recovery System (ACRS) 51–55
Anadromous species 313–14, 317
ANRED–Agence Nationale pour la Recuperation et l'Elimination des Déchets 173–75, 189, 202, 204, 206, 221, 232–34
ANVAR–French National Agency for Resource Recovery and Research 204
APORA–Industrial Association for Pollution Prevention for the Rhone-Alpes Region 204, 206–07, 239
Attorneys' Fees
American rule 290, 291–311
exceptions 291–303
benefits of fee awards to private attorneys general 288
congressional recognition of fee awards to private attorneys general 288, 305–07
English Rule 290–92
environmental laws and fee awards 288–89
Bankruptcy
code 368
effect on cleanup of industry pollution 376
exceptions 350
law effect on environmental statute of enforcement 345
reform 349
BASF–German chemical company 239
Boston
Boston Redevelopment Authority (BRA) Office/ Housing Production Program 453
Boston Zoning Code (see Linkage)
housing shortage 451
CEFIC–European Council of Chemical Manufacturers'

Federation 236–37
Chemical warfare agents 133–38
Coastal Energy Impact Program 585
Coastal Zone Management Act 561, 571, 575
appeal 573–74
Coastal Energy Impact Program 573, 586–7
commercial, industrial, economic development 574
1971 575
1972 576
1976 578
1980 580
consistency review 589–90
exhaustion of remedies 593
groups opposing OCS 565
judicial review 572
legislative history 564–68, 574–81
national security 569–71
outer continental shelf (OCS) 561, 569, 588
petroleum development 564
Reagan Administration eliminates funding 566
res judicata & collateral estoppel 596
revenue sharing 567
secretarial override 592–96
socio-economic impacts 574, 587–91, 593
effect on land and water uses 574, 593
state authority 572–75
Commercial General Liability Policy of 1985 603, 604, 606
occurrence 606
Community Development Block Grant (CDBG) 449
Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)
financial assurance requirement 348
statutory lien 368
Comprehensive Environmental Response, Compensation and Liability Act, Statutory Scheme 386
company liability for employees' acts 411
corporate liability 405
acquisition of contaminated real estate 405
innocent landowners 408, 432
landowner and tenant as owner 420
lender liability 413
liability under CERCLA 388
mergers, consolidations and other transactions involving exchanges of stock 410
officer liability 402
owner and operator under CERCLA 390
parent corporation liability for acts of subsidiary 399
purchaser liability 395
seller liability 421
at time hazard was created 421
brokers 426

intervening owners 423
shareholder liability 395
Comprehensive General Liability Policy of 1973 602, 604, 606
ambiguity 604, 605
policy of 1966 605
pollution related injuries 602
Convention for Prevention of Marine Pollution by Dumping Waste or other Matter 177
The Clean Air Act 35
"Commercial purpose" definitions under Vermont's Environmental Board Rules 10–11
Construction Work in Progress (CWIP) Considerations in utility rate setting 44–49, 55
Court's power to award attorneys fees 298–303
Criteria for historic sites under Vermont's Land Use and Development Law, Act 250 13–17
DRIR–Directorate Regionale de l'Industrie et Recherche 173, 187–89, 204
Demolition permit requirements under Vermont's Environmental Board Rules 7–9
Duties of Insurers & Insurance Contract Interpretation 610
burden to establish sudden & accidental contamination 633
duty to defend 611
difficulties of interpretations 626
foreseeability 636
gradual contamination 626
judicial consensus interpretation 614
non-industrial contamination injuries 616
non-pollution injuries 617
reasonable expectation of parties 619
subject matter limitations 615
EC Action Programme on the Environment 184–85
Economic Recovery Tax Act of 1981 51
Economics and social regulation 33
ECOTEC–Private consulting firm in England operating The Clean Technologies Research Centre 214, 217–18, 239, 240
Emission reduction credits 40–43
Environmental Defense Fund 241
EDF Report 169, 240
Environmental Impact Study 490
emergencies under NEPA 507
environmental disclosure 490
exceptions to NEPA process 494
conflict with other statutes 495
congressional mandate 499
congressionally defined emergency 497

inflexibility 492
judicial deference 502
proposed EIS emergency process 514
public disclosure 491
review of agency action under § 150C 510
substantial completion and laches 512
ultra vires 499
Environmental Mediation, Testimonial Privilege
advantages 101–05
common-law privilege 97
disputes inappropriate for mediation 104
growth of 99–100
testimonial privilege 94, 105
FAIRTEC–Private French corporation 239
Federal power over Indian Tribes
general 319
intervention 341–42
Supremacy Clause 322
trust obligation 319–20
Florida's land use control in protecting historic sites 26
French Agency for Energy Control 204
French Clean Technologies Mission of the Ministry of the Environment 204–05
GARPOL–Special French policy for environmental pollution insurance 231
General Accounting Office (GAO) 346
General Liability Clauses 604
history and use 604
impact on incentives to abate pollution 647
Georges Bank 589
Guidelines for Practitioner under CERCLA
as is sale 441
contract 428
disclosure 436
disclosure prior to sale 440
insurance 430
investigation 432
opinion letters
Certification of Environmental Compliance 439
protecting the buyer/client 428
protecting the lender client 443
protecting the seller/client 440
reduced purchase price 438
voluntary cleanup 437
German Federal Environmental Agency–(See UBA) 176, 190–94, 198, 201, 203–04, 207–10, 246
German Green Party 233
German Social Democrat Party 233–34
German Ministry of Environment, Nature Protection and Reactor Safety 176
Hawaii's land use control in protecting historic sites 25, 26
ICI–U.K. Chemical Company 239
INDAVER–Flemish public-private corporation, established by OVAM, to construct and operate an

integrated treatment and disposal facility 171, 231
Indian Fishing Rights
aboriginal title 323–24
federal intervention 341–42
federal power 319
state government action 324–26
Supremacy Clause 322
treaties 315–16, 320, 324
trust obligation 319–20
Industrial Development Bonds and Pollution Control Costs 51
International Convention for the Regulation of Whaling (IRCW) 257, 264, 268, 271, 275
International Whaling Commission (IWC) 258, 264–66, 269, 270–80, 283
International Whaling Commission 1982 Moratorium 265, 272
Investment Tax Credit (ITC) 51–54
"Involved land" definitions for historic preservation jurisdiction requirements 5–7, 11
IWL–German private organization 211
Judicial action and Indian fishing rights 329
Judicial Relief
equitable 363
injunctions 366
prospective 362
retroactive 362
Land use and Development, Vermont's Act 250, jurisdiction 3–7, 11, 20–24
Linkage
advisory group (Boston) 454
analogy to subdivision exactions 461
Articles 26, 26A, & 26B of Bozton Zoning Code 454
development impact project 454
equal protection 473
housing 456
job training 456
legal challenges 457
neighborhood housing fund 455
Proposition 2 1/2 474
suggested modifications to Boston's linkage plan 478
takings 472
zoning 457
Marine Mammal Preservation, Domestic Policy
general 267
Packwood-Magnuson Amendment 271
Pelly Amendment 269
Merchant Marine and Fisheries Committee 274
National Center for Scientific Research at Harwell Labs (U.K.) 246
National Environmental Policy Act 485
economic emergency 489
emergency provision 487
National Oceanic and Atmospheric Administration
Regulations 574, 582
and Coastal Zoning Management Act

(CZMA) 582–83
state consistency review 585
Netherlands Programme–Netherlands Indicative Multi-Year Programme for Chemical Waste, Ministry of Housing, Physical Planning and Environment 178, 195–96, 213
Oregon's land use control in protecting historic sites 25, 26
OVAM–Flemish Public Waste Agency–principal public agency in Flemish Region concerned with regulation and management of hazardous waste 171
Packwood-Magnuson Amendment 271
Pelly Amendment 269
Permanent nuisance 76
damages 76
Permanent nuisance doctrine 64
Private Attorneys General agency proceedings 287
standing 287
Pollution abandonment of Hazardous Waste Sites 369
creditors' pay 375
industry pays for cleanup 374
measuring costs 377
Pollution control costs 43–55
Pollution Exclusion Clauses 602
accident 607
development 604
expanding the exception 620–66
occurence 607, 609
Mandatory Pollution Endorsement Act of 1973 608
redrafted language 639
sudden and accidental 603, 609
limiting coverage 642
Polyvinyl Chloride (PVC) 198
Preemption doctrine 140–45
Price-Anderson Act
development and operation
externalizing cost 527
goals achieved 540
impossibility of preventing accidents 529
price of nuclear power does not reflect risks 530
judicial interpretation
constitutional provisions 542
punitive damages 544
role of the jury 551
state regulation of nuclear power 545
state tort remedies 548
preparation for congressional reauthorization
house recommendations 554
senate recommendations 553
suggested reforms
incorporation of punitive damages 556
liability for culpable behavior 558
Rapport Servant 175, 189, 228, 231, 233
Resource Conservation and

Recovery Act financial assurance requirement 347
River Basin Finance Agencies (Agences Financières de Bassin) 173–74, 203–06, 221, 233
Securities Act disclosure statements 729
1981 proposed amendments 741
corporate contingent liability for environmental damage 731
current disclosure requirements for contingent environmental liability 742
development of disclosure requirements 731
duty to disclose unasserted claims for environmental damage 751
enforcement actions 753
NEPA requirements 733
problems with current duty to disclose 758
recommendations for change 762
SEC expectations 748
thresholds for determining when corporations must report 743
Seaweed Rebellion 563, 566, 568, 599
Service de l'Environnement Industriel (French Industrial Environment Service) 172
Service des Déchets (The French Waste Service) 172
Shell–Dutch Petro Company 238–39
Source performance standards for electric power plants 42
Standing in the permit process under Vermont's Land Use and Development Law, Act 250 17–21
State government action and Indian fishing rights 324–26
State's public utility commission role and environmental regulation 38–43
Takings 653–727
ability to exclude as fundamental right 700
average reciprocity of advantage 672–80, 682, 685–86, 689, 696–97, 701–02, 708, 719
due process 659
classic test 662
eminent domain 656, 667, 683–84, 695
fairness principle 714–16
inverse condemnation 667–69, 695
police power 656–57
bundle of rights analysis 666, 672, 693, 695–722
general welfare, used to further 674–80
limits to 663–64, 671–72, 684, 686–87
noxious use exception 657–66, 681, 684–86,

689–93, 697–99, 707–13, 718–22
public nuisance exception 657–66, 681, 674–76, 689–93, 697–99, 707–13, 718–22
use arbitration exception 692, 721
reasonableness balancing (see also bundle of rights analysis) 671–76, 683–85, 687, 690, 695, 703–04, 725
substantive due process, (also due process and ends-means substantive due process test) 664–65, 672, 680, 687, 690–92, 698, 721, 722, 724–26
takings without appropriation of title 668
zoning 688–92, 696, 701–02
two-tier test 702
Tax preferences and pollution control costs 49–50
Testimonial privilege in environmental mediation
arguments against 106–07
arguments favoring 107–09
balancing test 111, 116–19
discovery 115–16
guidelines for creation 109–11
relevancy rule 110
Wigmore criteria 111, 123, 125–29
Tidelands Controversy 563
Thresher Shark Fishing 569
Treaties, Indian Fishing Rights
interpretation 320
Point-No-Point 315
Treaty of Rome (Article 235 and Article 100) 183
UBA–German Federal Environmental Agency (Umweltbundesamt) 176, 190–94, 198, 201, 203–04, 207–10, 246
United States Congress
OTA Report 168, 244
United States Environmental Protection Agency 168, 243
Utility regulation and environmental regulation 31–59
Vermont's Land Use and Development Law, or Act 250
"involved land" definitions 5–7, 11
jurisdiction 3–7, 11, 20–24
standing requirements 17–21
violation of permits 23
Violation of permits issued under Vermont's Environmental Board 23
Washington State Highway Dispute 112–21
Water Pollution Control Amendments of 1972 35
Whaling Industry
Basques 262
development of regulatory measures 264–66
general 261–62
North Pacific sperm whales 259, 265, 272
palgic whaling 262
Zoning
"Anti-Snob" Zoning Act 460

Boston Zoning Code (see Linkage)
Boston Zoning Commission 458
legitimate public purpose 466
Massachusetts Zoning Act 459
police power/substantive due process 465
reasonable means 467
zoning enabling acts 457